

**Sec. 5.2400. (P.N.C.) PLANNED NEIGHBORHOOD CENTER.****Sec. 5.2401. Purpose.**

The purpose of the planned neighborhood center is to provide a hub of activity and a focal point for a given neighborhood. The center shall reflect the identity of the neighborhood by providing a group of professional offices, services and retail sales to meet the daily needs of the neighborhood. Residential uses shall also be encouraged to provide a mixed-use atmosphere of day and nighttime activities.

**Sec. 5.2402. Approvals required.**

- A. Any application for rezoning to P.N.C. shall be accompanied by a site plan which reflects all criteria of the P.N.C. district.
- B. No structure or building shall be built or remodeled upon land in the P.N.C. district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.2403. Use regulations.**

A. *Uses permitted.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged for the following uses:

1. Business and professional services.
  - a. Business and professional offices.
  - b. Hospitals for animals including boarding and lodging; provided that there shall be no open kennels maintained and provided that all facilities will be in soundproof buildings.
  - c. Optician.
  - d. Studio for professional work or teaching of any form of commercial or fine arts.
  - e. Municipal uses.
  - f. Private and charter school having no room regularly used for housing or sleeping. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.
    - (1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.
    - (2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
    - (3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
    - (4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.
    - (5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third ( 1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.
    - (6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor

recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.

(7) Drop-off area: A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.

(8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.

(9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

2. Residential.

- a. Dwelling units physically integrated with commercial establishments (refer to section 5.2404.A).

3. Retail sales.

- a. Bakery.
- b. Candy store.
- c. Drugstore (limited to 12,000 sq. ft. of gross floor area).
- d. Grocery store or supermarket.
- e. Hardware store (limited to six thousand (6,000) sq. ft. of gross floor area).
- f. Ice cream store.
- g. Liquor store.
- h. Restaurant not including live entertainment, dancing or sale of liquor, beer or alcoholic beverage, and excluding drive-in types.
- i. Variety store (limited to twelve thousand (12,000) sq. ft. of gross floor area).

4. Services.

- a. Bank.
- b. Barber or beauty shop.
- c. Clothes cleaning agencies and laundromats (limited to two thousand five hundred (2,500) sq. ft. of gross floor area).
- d. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
- e. Fitness studio (limited to three thousand (3,000) sq. ft. of gross floor area).
- f. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
- g. Recyclable material collection center.
- h. Shoe repair.
- i. Small appliance repair.
- j. Theater for the performing areas (limited to a maximum seating capacity of one hundred fifty (150)).
- k. Travel agency.

5. Specialty retail uses which complement and support the everyday activities of the center.

- a. Such uses shall be limited to thirty-five (35) percent of the total gross floor area of the development.

b. The gross floor area of each specialty retail shop shall not exceed three thousand (3,000) square feet.

- (1) Antique store.
- (2) Art gallery.
- (3) Automobile parts store.
- (4) Bicycle store.
- (5) Bookstore.
- (6) Camera store.
- (7) Clothing store.
- (8) Electronic equipment store.
- (9) Fabric store.
- (10) Florist.
- (11) Gift shop.
- (12) Hobby or toy store.
- (13) Import store.
- (14) Jewelry store.
- (15) Music store.
- (16) Pet shop.
- (17) Small appliance store.
- (18) Sporting goods store.
- (19) Stationery store.
- (20) Swimming pool supply store.

B. *Uses subject to conditional use permit.*

1. Carpet and floor covering showroom limited to nine thousand (9,000) square feet of gross floor area provided no inventory other than samples is maintained on the premises.
2. Community buildings and recreational facilities not publicly owned.
3. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
4. Game center.
5. Gasoline service station (see article II, section 1.403 for criteria).
6. Health studio limited to three thousand (3,000) square feet of gross floor area.
7. Live entertainment (see section 1.403 for criteria).
8. Movie theater (indoor only--limited to five hundred (500) seats).
9. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
10. Restaurant excluding drive-in types. Sales of alcoholic beverages as accessory uses to restaurant use upon compliance with the following conditions and section 1.400:
  - a. The area being devoted primarily to the consumption of alcoholic beverages shall not exceed twenty-five (25) percent of the total floor area.
  - b. Sale of alcoholic beverages shall be only for consumption on the premises. No package liquor shall be sold.
11. Internalized community storage (see section 1.403 for criteria).

(Ord. No. 1971, § 1, 8-4-87; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2620, § 1, 8-2-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3493, § 1, 3-4-03)

**Editor's note:** Section 1 of Ord. No. 1971, adopted Aug. 4, 1987, amended § 5.2403B by adding thereto a new subsection (8). Inasmuch as there already existed a subsection (8), the editor has redesignated such new provision as § 5.2403B(9).

## **Sec. 5.2404. Property development standards.**

The following property development standards shall apply to all land and buildings in the P.N.C. district:

### **A. Floor area ratio.**

1. In no case shall the gross floor area of a structure exceed the amount equal to three-tenths multiplied by the net lot area in square feet.
2. Residential uses in conjunction with commercial buildings shall be allowed. The floor area devoted to residential use shall not be included in computing the floor area ratio.

### **B. Volume ratio.** In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by five (5) feet.

### **C. Open space requirements.**

1. In no case shall the open space requirement be less than fifteen (15) percent of the total lot area for zero (0) to twelve (12) feet of height, plus five-tenths percent of the total site for each foot of height above twelve (12) feet.
2. The P.N.C. district is intended to encourage innovative design in shopping centers by means of emphasizing pedestrian orientation. Neighborhood shopping centers shall be oriented towards a courtyard, with buildings enclosing the courtyard, and opening onto the courtyard from at least three (3) sides. The courtyard shall be a minimum of one (1) percent of the net lot area.
  - a. Residential development shall be oriented toward a courtyard.
  - b. If, in the opinion of the Development Review Board, a suitable alternative design solution is presented, the courtyard requirement may be waived.
3. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of five (5) percent of the gross size of the dwelling unit.
4. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

### **D. Building height.** No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VII.

### **E. Density.** Residential development, in conjunction with commercial buildings, shall not exceed four (4) dwelling units per gross acre.

### **F. Yards.**

#### **1. Front Yard.**

- a. A minimum of one-half the total open space requirement shall be provided as frontage open space to provide a setting for the buildings, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not be less than thirty (30) square feet per one (1) foot of public street frontage.
2. Side and Rear Yards. A side and rear yard of not less than eighty (80) feet shall be maintained where the property abuts any residential district or an alley adjacent to a residential district.
  3. All operations and storage shall be conducted within a completely enclosed building or

within an area contained by a wall or fence as determined by Development Review Board approval or use permit.

G. *Property size.* The gross land area on which there is a P.N.C. development shall not be less than four (4) acres and shall not exceed ten (10) acres.

H. *Remodeling of existing shopping centers.* None of the above criteria shall prohibit the City Council from considering an application to reconstruct or remodel an existing shopping center.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95)

#### **Sec. 5.2405. Off-street parking.**

The provisions of article IX shall apply.

(Ord. No. 2736, § 1, 3-7-95)

#### **Sec. 5.2406. Signs.**

The provisions of article VIII shall apply except a master sign plan shall be submitted at the time of development review application.